

Ref M. Reed  
Waterville  
59-2-112

## DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

026382

THELMA KELLEY of Pittston in the County of Kennebec and State of Maine, duly appointed and acting personal representative of the estate of ANDREW LEONARD KELLEY, a/k/a A. LEONARD KELLEY, deceased, as shown by the probate records of Kennebec County, Maine, by the powers conferred by law, and every other power, in distribution of the estate, grants to ERNEST A. MARTIN of Pittston in the County of Kennebec and State of Maine (whose mailing address is: R #4, Box 7924, Gardiner, Maine 04345), as TRUSTEE UNDER THE WILL OF ANDREW LEONARD KELLEY, a/k/a A. LEONARD KELLEY, land and any buildings located in Kennebec County, bounded and described as follows:

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A certain lot or parcel of land located in Farmingdale, County of Kennebec and State of Maine, bounded and described as follows: BEGINNING at a yellow birch blazed on four sides also marked with a pipe set at the southwesterly corner of the within conveyed premises; thence North  $30^{\circ}$  East nine hundred seven (907) feet crossing an N.E.T. Co. right of way and by wire fence and old post bolts to an iron pipe replaced; thence South  $57^{\circ} 30'$  East five hundred eight (508) feet part by a wire fence and crossing a stream to an iron pipe; thence South  $40^{\circ}$  West a distance of nine hundred twenty-five (925) feet, more or less, along land now or formerly of Maines to an iron pipe at the southeasterly corner of the within conveyed premises; thence North  $60^{\circ}$  West three hundred thirty (330) feet crossing the above-mentioned N.E.T. Co. right of way and crossing a stream to the point of beginning. Containing 8.7 acres and being Parcel 2 on plan "Land of Leonard Kelley (Est.), Farmingdale, Me., 8 June 1984, Scale: 1" = 100', Fred A. Farnham, L.S., Tape & Compass Survey." Deed reference for Parcel 2: Book 486, Page 281, Kennebec County Registry of Deeds.

A certain lot or parcel of land situated in Pittston in the County of Kennebec and State of Maine, bounded on the southerly side of Kelley Road, having one hundred (100) foot front on said Road and two hundred fifty (250) feet, more or less, in depth. BEING Pittston Tax Map R-11, Lot 56A (surounded by Lots 56).

A certain lot or parcel of land with any buildings thereon situated in China in the County of Kennebec and State of Maine, bounded and described as follows:

Bounded on the west by the Dirigo Road, so-called; on the north by Route #3; on the east by land of Belden and Pelton; on the south by land now or formerly of Mahlon H. Glidden; BEING all that land received by Kelley-Mac, Inc. from Verda B. Knowlton in deed recorded in the Kennebec County Registry of Deeds in Book 1566, Page 117 and later conveyed as the fourth parcel in deed from Kelly-Mac, Inc. to Leonard Kelley, EXCEPTING land on the westerly side of the Dirigo Road, so-called, and land sold by Leonard Kelley to Stephen A. and Cheryl A. Belden, recorded in said Registry of Deeds in Book 2479, Page 331.

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Certain lots of land with any buildings thereon located in Randolph in the County of Kennebec and State of Maine, BEING Lots 18 and 30 on plan of lots entitled "Grant's Little Acres" which said plan is filed for record in the Kennebec County Registry of Deeds in Plan Book 22, Page 60.

BEING the same premises described in deed of The Inhabitants of the Town of Randolph to Leonard Kelley, recorded in Book 1915, Page 179, Kennebec County Registry of Deeds.

A certain lot or parcel of land with any buildings thereon located in Randolph in the County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at a point in the northerly boundary of the Barber Road at a point three hundred fifty-five (355) feet from the southeasterly corner of the George Sparrow lot; thence easterly along the northerly boundary of said Barber Road to the Togus Stream, so-called; thence northerly along the Togus Stream to a corner and the southeasterly corner now or formerly of the Sproul lot, so-called; thence westerly along the southerly boundary of the Sproul lot, so-called, and a woven wire fence to land conveyed to Adelbert and Mona Dennis; thence southerly along the easterly boundary of aforementioned Dennis lot to the point of beginning.

A certain lot or parcel of land with any buildings thereon located in Windsor in the County of Kennebec and State of Maine, being more particularly bounded and described as follows: BEGINNING at a stub beech tree at the northeasterly corner of the premises herein conveyed, said stub beech tree being on the westerly line of land of Earl L. McLaughlin; thence running South  $52^{\circ}$ , more or less, west one thousand two hundred (1,200) feet, more or less, to an iron pipe; thence at an angle and continuing South  $79^{\circ} 40'$  East two hundred ninety-seven (297) feet, more or less, to an iron pipe; thence at an angle and continuing North  $36^{\circ} 39'$  East one hundred sixty-seven (167) feet, more or less, to an iron pipe; thence at an angle and continuing North  $71^{\circ} 09'$  East one hundred forty-two feet (142), more or less to an iron pipe; thence continuing North  $32^{\circ} 03'$  East three hundred fifty-three (353) feet, more or less, to an iron pipe; thence at an angle and continuing North  $34^{\circ} 10'$  East four hundred twenty-seven (427) feet, more or less, to an iron pipe at the westerly line of land of Earl L. McLaughlin; thence at an angle

and continuing along the westerly line of said McLaughlin North  $39^{\circ}$ , more or less, West two hundred sixty-three (263) feet, more or less, to the point of beginning; containing approximately seven (7) acres.

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Also meaning and intending to convey the following described rights of ways for purposes of travel over and across our land to the above described parcel being conveyed by us to Kelley-Mac, to wit:

BEGINNING at an iron pipe at the northwesterly corner of the above described parcel; thence South  $52^{\circ}$  West two hundred twenty (220) feet, more or less, to a point on the easterly line of the Barton Road, so-called; thence at an angle and continuing in a southeasterly direction along said road one hundred (100) feet to a point; thence at an angle and continuing North  $52^{\circ}$  East to a point in the southwesterly side of the above described parcel; thence at an angle and continuing North  $79^{\circ} 40'$  West to the point of beginning. Meaning and intending to convey a right of way from the Barton Road to premises herein conveyed to Kelley-Mac; said right of way being one hundred (100) feet in width.

Also another right of way BEGINNING at a point on the northeasterly line of Route 105; thence North  $39^{\circ}$  East, more or less, five hundred sixty (560) feet, more or less, to a point; thence continuing North  $16^{\circ}$  East, more or less, one hundred ninety-five (195) feet, more or less, to a point; thence continuing North  $12^{\circ}$  West two hundred forty (240) feet, more or less, to a point on the southerly side of the above described parcel. Said right of way to be thirty (30) feet on either side of the herein described baseline from Route 105 to the parcel herein conveyed to Kelley-Mac. Meaning and intending to convey a right of way from Route 105 to premises herein conveyed to Kelley-Mac; said right of way being sixty (60) feet in width.

BEING the same premises conveyed by Lloyd G. and Glaydies F. Meader to Kelley-Mac by deed recorded in Kennebec County Registry of Deeds in Book 1673, Page 203. See also deed of Kelley-Mac to Leonard Kelley recorded in said Registry of Deeds in Book 2302, Page 58 (Parcel 5).

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A certain lot or parcel of land with any buildings thereon located in Windsor in the County of Kennebec and State of Maine, being more particularly bounded and described as follows: BEGINNING at the southeasterly corner of a parcel of land conveyed by Lloyd G. Meader to Leonard Kelley by deed in Book 1673, Page 203, dated June 20, 1973, which parcel of land is shown on a plan by Wayne P. Libby entitled "Land Conveyed by Meader to Kelley" dated June 20, 1973; thence South  $12^{\circ} 00'$  East a distance of two hundred forty-five (245) feet to a point; thence South  $80^{\circ} 07'$  West a distance of thirty-four and three-tenths (34.3) feet to an iron pin; thence continuing on the same course of South  $80^{\circ} 07'$  West a distance of six hundred and eight-tenths (600.8) feet to an iron pin; thence South  $82^{\circ} 40'$  West a distance of one hundred sixteen (116) feet to an iron pin; thence North  $23^{\circ} 20'$  West a distance of one hundred eighty and nine-tenths (180.9) feet to a southerly line of the Meader to Kelley 1973 conveyance; thence along the following courses and distances as shown on the

above mentioned Libby plan to the point of beginning as follows: South 79° 40' East 181.3' to an iron pin; thence North 36° 39' East 167', more or less, to an iron pin; thence North 71° 09' East 142', more or less, to an iron pin; thence North 82° 03' East 353', more or less, to the point of beginning; containing 3.8 acres.

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BEING the same premises conveyed by Lloyd G. and Glaydies F. Meader to Leonard Kelley by deed February 27, 1982, recorded in the Kennebec County Registry of Deeds in Book 2454, Page 220.

A certain lot or parcel of land with any buildings thereon located in Windsor in the County of Kennebec and State of Maine, being more particularly bounded and described as follows: BEGINNING at the southwesterly corner of land now or formerly of C. F. Donnell; thence westerly along line of land of Annie Benner to the east line of land of said Donnell; thence northerly along land of said Donnell to the corner twenty-eight (28) feet south of the south line of land of Blinn Bradstreet; thence easterly along land of said Donnell to a corner twenty-eight (28) feet south of the south line of said Bradstreet; thence south along land of said Donnell to the first mentioned corner and bound; TOGETHER with means of access to said premises as presently available and used; containing sixteen and one-half (16 1/2) acres, more or less.

BEING the same premises conveyed by Ruth E. Emmons to Kelley-Mac, Inc. in Book 1577, Page 690, Kennebec County Registry of Deeds.

A certain lot or parcel of land with any buildings thereon located in Windsor in the County of Kennebec and State of Maine on the east and west sides of the road leading from China to South Windsor, more particularly bounded and described as follows: BEGINNING at a spotted tree at the northwest corner of land now or formerly owned by Willis Pinkham; thence running westerly along a stone wall to said road; thence running southerly along the easterly line of said road five (5) rods; thence westerly across said road to an iron stake and stone in the westerly line of said road at the southeast corner of land of Bradstreet; thence westerly along Bradstreet's south line to a stake and stone; thence northerly five (5) rods to a stone wall; thence westerly along Bradstreet's south line to land of Neal Fowler; thence southerly along Fowler's east line to land of Benner; thence easterly by land of Malcolm Fowler and the Church parsonage and land of Benjamin Hussey to land of said Pinkham; thence northerly by a wire fence along Pinkham's west line to the point of beginning, EXCEPTING AND RESERVING, however, from the above described premises the rights of the public in and to highway.

Also one other certain lot or parcel of land situated in said Windsor, more particularly bounded and described as follows: BEGINNING at a large hemlock tree at the northwest corner of land of Neal Fowler which land adjoins the lot above described on the west; thence running southerly along said Fowler's west line to a maple tree and stone to land of Benner; thence running westerly along land of Charles Jones to a spotted spruce tree; thence running northerly along the easterly line of land of Charles Jones and A. F. Pierce to land of said Pierce; thence running easterly along the south line of said Pierce to land of Bradstreet;

thence southerly along said Bradstreet's west line to a wire fence; thence easterly along Bradstreet's south line to the point of beginning, containing in both parcels one hundred four (104) acres, more or less, said premises being known as the Charles F. Donnell homestead. TOGETHER WITH the lot of land joining the first above described parcel to the second above described parcel along the north end of the lot owned by Neal Fowler, said lot of land being one and one-half (1 1/2) rods wide and being the same purchased by said Charles F. Donnell from Granville Godding to which deed and its record reference is hereby made for a more particular description in Book 345, Page 371.

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Title is acquired by deed recorded in Book 727, Page 42, said Registry of Deeds, whose title was in turn acquired as devisee under the will recorded in Book 691, Page 574. EXCEPTING AND RESERVING, however, the right of way described in deed recorded in Book 328, Page 566, said Registry of Deeds.

EXCEPTING AND RESERVING the lot of land conveyed by the Augusta Savings Bank to Hilda T. Lowell by its quitclaim deed recorded in said Registry in Book 764, Page 331, to all of which above deeds and their records reference is hereby made for a more particular description of the premises herein conveyed and of the premises herein excepted and reserved.

Also EXCEPTING AND RESERVING the lot of land conveyed by William E. Pass to Roy A. Pass by deed recorded in said Registry in Book 1455, Page 67.

Also EXCEPTING AND RESERVING the lot of land conveyed by William E. Pass to Lowell W. Thomas by deed recorded in said Registry in Book 1534, Page 725.

BEING the same premises conveyed by Roy A. Pass to Earl L. McLaughlin by deed recorded in the Kennebec County Registry of Deeds in Book 1578, Page 49.

A certain lot or parcel of land situated in the Town of Windsor, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at the land of Philip S. Benner's southwesterly corner at the easterly side of the Jones Road, so-called, and the northwesterly corner of land now or formerly owned by Meader and a right of way owned by Leonard Kelley; thence about North 52° East about two hundred twenty (220) feet along the northwesterly line of land now or formerly owned by Meader and the right of way owned by Leonard Kelley to an iron pipe at the southwesterly corner of land owned by Leonard Kelley which is described in Parcel 5 in a deed recorded in the Kennebec Registry of Deeds in Book 2309, Page 97; thence about North 52° East about ninety-nine (99) feet along the northwesterly line of land owned by Leonard Kelley to an iron pin; thence about North 52° East about one thousand one hundred one (1,101) feet following a stonewall along the northwesterly line of land owned by Leonard Kelley to a beech stub at the easterly-most corner of the premises being conveyed and in a southwesterly line of other land owned by Leonard Kelley which is described in Parcel 2 in Book 2309, Page 97; thence about North 39° West about five hundred fifty (550) feet along the southwesterly line of land owned by Leonard Kelley following the remains of a wire

fence and stonewall to an iron pipe at the northerly-most corner of the premises being conveyed and at the easterly-most corner of land now or formerly owned by Katherine Cromwell and Oliver Sidney Cromwell (Book 1178, Page 489, said Registry of Deeds); thence South 51° 24' West six hundred twelve (612) following a blazed tree line along the southeasterly line of land now or formerly owned by Cromwell's to an iron pin at the northerly-most corner of land being retained by Benner; thence South 23° 46' West two hundred fifty-eight (258) feet along land being retained by said Benner to an iron pin; thence South 23° 46' West one hundred sixty-one (161) feet along land being retained by said Benner to an iron pin at the base of a six (6) inch oak tree; thence South 20° 03' East three hundred twenty-seven (327) feet along land being retained by said Benner to an iron pin, said pin being North 20° 03' West forty-two (42) feet from the second point described above; thence about South 52° West about three hundred fifteen (315) feet along a line forty (40) feet from and parallel to the northwesterly line of land owned by Leonard Kelley and land now or formerly owned by Meader along the southeasterly line of land being retained by said Benner to the easterly line of the Jones Road; thence southerly about forty-two (42) feet along the easterly line of the Jones Road to the point of beginning.

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Bearings used refer to Magnetic North observed in 1980. Distances are given horizontally at about 68° F. This parcel contains about 12.0 acres.

BEING the same premises conveyed by Philip S. Benner to Leonard Kelley by deed recorded in the Kennebec County Registry of Deeds in Book 2433, Page 59.

Lot or parcel of land with any buildings thereon located in Windsor in the County of Kennebec and State of Maine: All that land described in deed of Nellie A. Cappers to Kelly-Mac, Inc., recorded May 28, 1971 in Kennebec County Registry of Deeds, Book 1548, Page 695 and later conveyed by Kelly-Mac, Inc. to Leonard Kelley in said Registry of Deeds in Book 2302, Page 58 and being Parcel #8 of that conveyance, EXCEPTING land sold by Kelley-Mac to Greeley by deed dated 9/25/71, recorded in said Registry of Deeds in Book 1502, Page 278; EXCEPTING land sold by Kelley-Mac to Watson by deed dated 5/16/72, recorded in said Registry in Book 1582, Page 260; and EXCEPTING land sold by Kelley-Mac to South Kennebec Agricultural Society, Inc. dated 5/27/71, recorded in said Registry 1550, 436; and also EXCEPTING THEREFROM all other conveyances from the said Kelley-Mac, Inc.

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Certain lots or parcels of land located in Oakland in the County of Kennebec and State of Maine, bounded and described as follows: Lots #2, #3, #4, #5, #6, #7 and #8 in WILDWOOD HEIGHTS DEVELOPMENT, Oakland, Maine and recorded in the Kennebec County Registry of Deeds in Plan Book 49, Page 23.

BEING the same premises conveyed by Kenneth L. Cunningham, Sr. to Leonard Kelley by deed dated November 20, 1975, recorded in said Registry of Deeds in Book 1867, Page 224.

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A certain lot or parcel of land situated in Sidney, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at an iron pin on the northerly side of Quaker Road; thence in a northerly direction a distance of five hundred seventy-five (575) feet, more or less, to an iron pin; thence in an easterly direction a distance of one hundred sixty (160) feet to an iron pin; thence in a southerly direction a distance of six hundred ten (610) feet, more or less to an iron pin; thence in a westerly direction a distance of two hundred (200) feet, along the northerly boundary of said Quaker Road, to the point of beginning. Meaning and intending to convey Lot No. 2 on the Estabrook Subdivision, Quaker Road, Sidney, Maine, made by William Lewis, Professional Land Surveyor, July 22, 1974, said subdivision is recorded in the Kennebec County Registry of Deeds.

BEING the same premises conveyed by E. Preston and Gladys Estabrook to Leonard Kelley by deed recorded on October 3, 1977, Kennebec County Registry of Deeds in Book 2047, Page 213.

A certain lot or parcel of land situated in Sidney, County of Kennebec and State of Maine, on easterly side of Bog Road, bounded and described as follows:

COMMENCING at the southwest corner of land now or formerly of Henry O. Turner; thence running easterly is said Turner's southerly line to the Middle County Road; thence continuing easterly on what was formerly Edward Clark's southerly line to land formerly owned by E. P. Shaw; thence southerly on said Shaw's westerly line to land now or formerly of William A. Shaw; thence westerly on the north line of said W. A. Shaw's land to said Bog Road; thence northerly on said Bog Road to the point begun at; containing about one hundred (100) acres, more or less, EXCEPTING AND RESERVING THEREFROM a small lot on which the schoolhouse now stands; and also EXCEPTING AND RESERVING from the above described premises the easterly part thereof, which said portion so excepted and reserved herefrom is bounded as follows: on the north by land of said Clark; on the east by land formerly owned by E. P. Shaw; on the south by land of W. A. Shaw; and on the west by a line parallel with the west line of said land formerly owned by said E. P. Shaw, and so far westerly therefrom as to include just thirty (30) acres of land and also EXCEPTING AND RESERVING a right of way during the winter season on and over the wood road as heretofore used between said thirty (30) acres of land above reserved and said Middle County Road. Also EXCEPTING AND RESERVING another parcel therefrom, being that parcel being conveyed by Everett W. and Gladys F. Nutting to Fred Turner; said parcel lying between the bog and the Middle Road and being about twenty-eight (28) acres. The land conveyed is all easterly of the Middle Road and contains approximately thirty-five (35) acres.

BEING the same premises conveyed by Everett W. and Gladys F. Nutting to Leonard Kelley by deed recorded May 12, 1967, recorded in the Kennebec County Registry of Deeds in Book 1441, Page 639.

Certain lots or parcels of land located in said Sidney, being Tax Map 7, Lots 2, 3, 8 and 29-F, and 6.

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A certain lot or parcel of land with the buildings thereon situated in Waterville in the County of Lincoln and State of Maine, on the southerly side of Boutelle Avenue, bounded and described as follows:

Starting at a point in the southerly line of Boutelle Avenue at the northwest corner of lot No. 4 on the plan of Hillcrest Addition made by J. H. Burleigh, C. E., dated August 4, 1903, recorded in the Kennebec County Registry of Deeds in Plan Book 2, Page 38; thence to the south along the westerly line of said lot No. 4 a distance of one hundred thirty-eight (138) feet, more or less; thence to the east and keeping parallel with the northerly line of said lot No. 4 as shown on said plan a distance of forty-two (42) feet, more or less, to the easterly line of said lot No. 4 as shown on said plan; thence to the north along the easterly line of said lot No. 4 a distance of one hundred thirty-eight (138) feet, more or less, to the northeast corner of said lot No. 4; thence to the west along the northerly line of said lot No. 4 a distance of forty-two (42) feet, more or less, to the point of beginning.

BEING the same premises conveyed by Rachel Alley to Thelma Kelley by deed dated November 18, 1987, recorded in the Kennebec County Registry of Deeds in Book 3309, Page 47.

WITNESS my hand and seal this 23<sup>rd</sup> day of March, 1988.

Anne Poole  
Witness

Thelma Kelley P.P.  
Thelma Kelley, Personal Representative of the Estate of Andrew L. Kelley, a/k/a A. Leonard Kelley

STATE OF MAINE

Lincoln

, ss.

23 March, 1988

Personally appeared the above named Thelma Kelley and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the personal representative of the estate of Andrew L. Kelley, a/k/a A. Leonard Kelley,

Before me,

Anne Poole

Notary Public my Comm. Exp. 1-16-95



printed signature of Notary: ANNE POOLE